

4556

MEMORANDUM

FEBRUARY 20, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: STEPHEN COYLE, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 23 zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

<u>Referral</u>	<u>Recommendation</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	4		1	6
Major new housing or rehabilitation				
Residential (building expansions, subdivisions, etc.)	3			2
Parking; gas stations; repair garages		1		
Industrial; chemical storage				
Institutional				
Commercial; office; business	3	1	1	1
Hotels; restaurants				
Signs				

We recommend approval of 4 residential conversions:

- Z-7471-7474: 7-9-11 Blackwood St. & 144-150 St. Botolph St., Boston. Change occupancy from 8-16-16 to 9-18-18 apartments, and 24 apartments to 24 apartments and rental office. Basement units to be market rate. Office providing tenant and rental assistance, security, maintenance has support of MHFA and St. Botolph Citizen's Committee. Design review proviso.
- Z-7480: 43-45 Forbes St., Jamaica Plain. Change occupancy from two to three family dwelling. Existing condition for many years. Consistent with Hyde Square residential area.
- Z-7479: 36 Montgomery St., Boston. Legalize Occupancy for two family dwelling. Occupancy will improve property and enhance neighborhood. Design review proviso and South End Historical Society review.

Z-7489: 227 Cottage Rd., West Roxbury. Erect one story addition to one family dwelling. Second story will provide much needed family space. Design review.

We recommend approval of 3 residential building expansions, subdivisions, etc.:

Z-7462-63: 609 Centre St., & 2 Pond St., Jamaica Plain. Subdivision will create two three family dwellings. Provisos: uniform treatment of exterior and owner occupancy.

Z-7464-65: 47-47(r) Jamaica Plain. Proposed subdivision will allow separate ownership of two and three family dwellings. Proviso; owner occupancy.

Z-7510: 21 Mt. Vernon St., Brighton. Erect one story addition to rear of one family dwelling to meet needs of petitioner's expanding family. No response. Design review proviso.

We recommend approval of 3 commercial, office, business cases:

Z-7461: 642-648 Beacon St., Boston. Change occupancy bank, offices, store, barber shop to offices, stores, computer programming school. Cambridge Computer School relocated from Boylston St., is consistent with general commercial area. Proviso limiting student enrollment at 125.

Z-7478: 1993 Centre St., West Roxbury. Erect one-story drive-in bank. Bay Bank branch facility compatible with surrounding commercial properties. Design review proposal.

Z-7487: 24-32 Farnsworth St., Boston. Change occupancy from manufacturing storage to offices-parking garage and erect two story addition. Office structure will upgrade property and area. Basement parking for occupants. Design review.

We recommend denial of 2 cases:

Z-7476: 10 Palermo St., East Boston. Erect one story parking garage for limosines. Use is inappropriate, an unwanted commercial encroachment and could be hazardous to residents. Neighborhood opposition.

Z-7499: 241 Neponset Valley Pkwy., Hyde Park. Change occupancy from store to key shop and hardware store. Proposal is a commercial intrusion and would set an undesirable precedent in this single family neighborhood.

We recommend denial without prejudice in 2 cases:

Z-7475: 18 Walcott St., Hyde Park. Erect two story addition to contractors yard office. Proposal would tend to intensify unwanted activity and traffic. Petitioner has arranged to meet with abutters, who are currently opposed, to address and resolve existing neighborhood concern.

Z-7492-7496: 685-87 East Fifth and 694-98 East Sixth St., South Boston. Subdivide, legalize occupancy two two family and two three family dwellings; change occupancy from ice cream manufacturing and storage to ten apartments; provide ancillary off-street parking. Major concerns of residents are excessive number of units, potential parking problems and impact. Petitioner has met with community but issues presently remain unresolved.

We recommend deferral of 9 cases:

- Z-7485: 423A-523 Columbus Ave., Boston. Change occupancy from six to seven apartments and erect addition. Petitioner must review penthouse addition plans with staff and South End Historical Society before further action on this appeal.
- Z-7470: 84 Revere St., Boston. Change occupancy from two family to one family dwelling and erect dormer addition and roof deck. Neighborhood has requested meeting with appellant to discuss proposal. Beacon Hill Civic Association is arranging meeting.
- Z-7509: 49 Cass St., West Roxbury. Family room addition to rear of single family dwelling. One abuttor supports; however, rear abuttor is opposed because additions too close to property line. Petitioner should meet with neighbor to resolve difference.
- Z-7481: 274 Franklin St., Boston. Erect two story addition to office building. Developer must meet with Authority to review and resolve serious design issues.
- Z-7467-69: 41-42-43 West Newton St., Boston. Change occupancy from three lodging houses to three ten-unit apartment structures. Community has not had sufficient review of proposal; tenant eviction law has not been complied with; further, appellant must meet with Mayor's Office of Housing.
- Z-7488: 39 East Concord St., Boston. Change of occupancy from lodging house to six apartments. Appellant must meet with community to review this project. Further, appellant must meet with Authority staff and Mayor's Office of Housing.
- Z-7490: 205 Newbury St., Boston. Change of occupancy from lodging house to offices and two stores; erect one story addition. Appellant must meet with community, Authority staff and Mayor's Office of Housing.
- Z-7491: 27 Lexington St., East Boston. Erect above ground swimming pool. In existence for approximately eight years. Petitioner should meet with abuttor to resolve her concerns.
- Z-7482: 154 Bigelow St., Brighton. Change of occupancy from single family to three family could set negative precedent. Owner must meet with civic association and abutters.

BOARD OF APPEAL REFERRALS

February 20, 1985

		<u>Hearing</u>	
1.	Z-7461	2/26/85	1 Kenmore Centre Limited Partnership 642-648 Beacon Street, Boston
2.	Z-7462-7463	2/26/85	Mark Abrams 609 Centre Street and 2 Pond Street Jamaica Plain
3.	Z-7464-7465	2/26/85	Jamaica Realty Trust 47-47r Jamaica Street, Jamaica Plain
4.	Z-7467-7469	2/26/85	Blackstone Park Realty Trust 41-42-43 West Newton Street, Boston
5.	Z-7470	2/26/85	Gregory Nagy 84 Revere Street, Boston
6.	Z-7471-7474	2/26/85	St. Botolph Street Associates 7-9-11 Blackwood Street and 144-150 St. Botolph Street, Boston
7.	Z-7475	2/26/85	P & E Realty Trust 18 Wolcott Street, Hyde Park
8.	Z-7476	2/26/85	Hub Limosine 10 Palermo Street, East Boston
9.	Z-7478	2/26/85	Richard Quincy Co. 1993 Centre Street, West Roxbury
10.	Z-7479	2/26/85	Susan Straight 36 Montgomery Street, Boston
11.	Z-7480	3/5/85	Clifford Van Biezen 43-45 Forbes Street, Jamaica Plain
12.	Z-7481	3/5/85	274 Franklin Realty Trust 274 Franklin Street, Boston
13.	Z-7482	3/5/85	Arnold Ulbrick 154 Bigelow Street, Brighton
14.	Z-7485	3/5/85	Conrad Jack 523a-523 Columbus Avenue, Boston
15.	Z-7487	3/5/85	Farnsworth Properties Associates 24-32 Farnsworth Street, Boston
16.	Z-7488	3/5/85	William A. Percy 39 East Concord Street, Boston
17.	Z-7489	3/5/85	Daniel J. Kelly 227 Cottage Road, West Roxbury
18.	Z-7490	3/5/85	205 Newbury Street Associates 205 Newbury Street, Boston
19.	Z-7491	3/5/85	Ernest Caruso 27 Lexington Street, East Boston
20.	Z-7492-7496	3/5/85	Jeannine Cassis 685-687 East Fifth and 694-698 East Sixth Streets, South Boston
21.	Z-7499	3/5/75	Richard T. Smith 241 Neponset Valley Parkway, Hyde Park
22.	Z-7509	3/5/85	Irene Perry 49 Cass Street, West Roxbury
23.	Z-7510	3/5/85	Robert T. Cox, Jr. 21 Mt. Vernon Street, Brighton

MEMORANDUM

February 20, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Stephen Coyle, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/26/85

Z-7461

1 Kenmore Centre Limited Partnership
Barry D. Libert, General Partner
642-648 Beacon Street
Boston

Existing
at site: Six-story structure

Purpose of
petition: Change occupancy from bank, offices, retail stores, and barber
shop to offices, retail stores, and computer programming school.

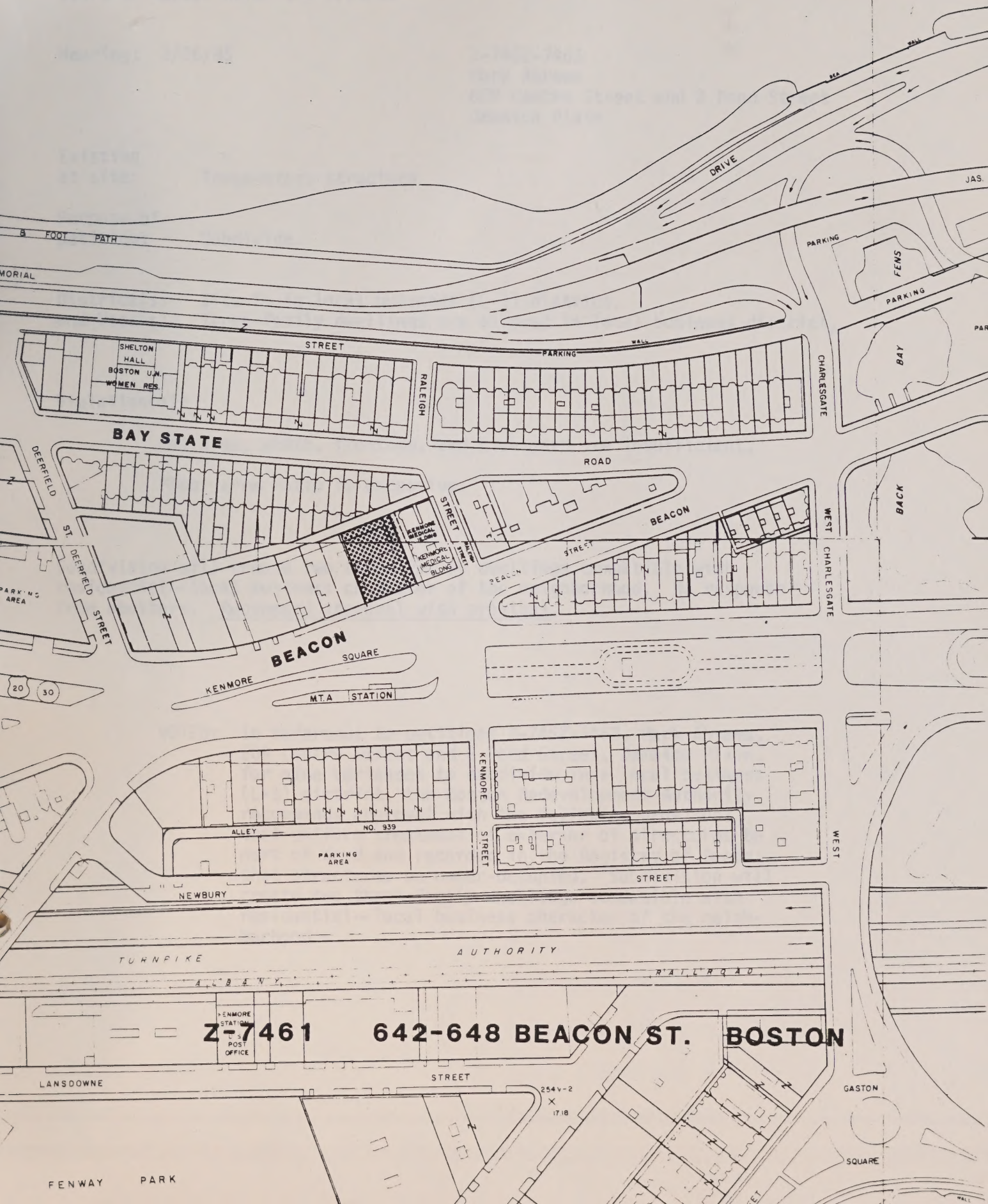
District(s) Site is in general business (B-4) district.
and Uses(s): Offices and stores are allowed, school is conditional, in
general business district.

Violation(s):

Computer programming school is conditional use.

Cambridge Institute of Computer Programming, to be relocated from New England
Mutual Life Insurance building, is consistent with general commercial area.
Recommend approval with proviso.

VOTED: In reference to petition Z-7461, 1 Kenmore Centre
Limited Partnership, 642-648 Beacon Street, Boston,
for a conditional use for change of occupancy from
bank, offices, retail stores, and barber shop to
offices, retail stores, and computer programming
school in a general business (B-4) district, the
Boston Redevelopment Authority recommends approval
with the following proviso: that maximum student
enrollment not exceed 125. Cambridge Institute of
Computer Programming, to be relocated from New
England Mutual Life Insurance Company building, is
consistent with general commercial area.



8 FOOT PATH

MORIAL

SHELTON HALL
BOSTON U.M.
WOMEN RES.

BAY STATE

BEACON

KENMORE MEDICAL BUILDING
KENMORE MEDICAL BUILDING

BEACON

MT.A STATION

NEWBURY

TURNPIKE

LANSDOWNE

STREET

BEACON

STREET

STREET

STREET

STREET

STREET

STREET

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

Z-7461 642-648 BEACON ST. BOSTON

KENMORE STATION
POST OFFICE

254 V-2
X 17.18

GASTON
SQUARE

Board of Appeal Referrals 2/20/85

Hearing: 2/26/85

Z-7462-7463
Mark Abrams
609 Centre Street and 2 Pond Street
Jamaica Plain

Existing
at site: Three-story structure

Purpose of
petition: Subdivide.

District(s) Site is in local business (L-1) district.
and Uses(s): Three-family dwellings are allowed in local business district.

Violation(s):

Lot area, width, frontage, and side yard are insufficient.

Floor area ratio is excessive.

Subdivision will create two three-family dwellings compatible with residential—local business character of the neighborhood. No response from abutters. Recommend approval with provisos.

VOTED: In reference to petitions Z-7462-7463, Mark Abrams, 609 Centre Street and 2 Pond Street, Jamaica Plain, for nine variances to subdivide in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that uniform treatment of exterior of structures be part of deed and recorded in the Registry of Deeds; that structures be owner-occupied. Subdivision will create two three-family dwellings compatible with residential—local business character of the neighborhood.



Z-7462-7463

2 POND ST.

609 CENTRE ST.

JAMAICA PLAIN

Board of Appeal Referrals 2/20/85

Hearing: 2/26/85

Z-7464-7465
Jamaica Realty Trust
47-47r Jamaica Street
Jamaica Plain

Existing
at site: 2- and 2½-story structures

Purpose of
petition: Subdivide.

District(s) Site is in residential three-family (R-.8) district.
and Uses(s): Two- and three-family dwellings are allowed in this district.

Violation(s):

Lot area, open space, lot access, and front, side, and rear yards are insufficient.

Floor area ratio is excessive.

Proposed subdivision will allow separate ownership of two- and three-family dwellings. Violations are technical. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petitions Z-7464-7465, Jamaica Realty Trust, 47-47r Jamaica Street, Jamaica Plain, for eleven variances to subdivide in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that structures be owner-occupied. Subdivision will allow separate ownership of two- and three-family dwellings. Violations are technical. No physical changes.



Z-7464-7465

47-47(R) JAMAICA ST.

JAMAICA PLAIN

Board of Appeal Referrals 2/20/85

Hearing: 2/26/85

Z-7467-7469

Blackstone Park Realty Trust
41-42-43 West Newton Street
Boston

Existing

at site: Three 4½-story row structures

Purpose of

petition: Change occupancy from one apartment-lodging house and two lodging houses to three ten-unit apartment structures.

District(s) Site is in apartment multifamily (H-2) district.

and Uses(s): Apartments are allowed in this district; conversion is forbidden.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space and off-street parking are insufficient.

This proposal has not had adequate community review, and proper eviction process has been neglected, in the failure of owner to file "E-13s" with Rent Equity Board. Also, the Authority is concerned over the loss of affordable rental housing and lodging houses in the city to condominium and market-rate rentals, and the proponent must meet with the City to determine if it is feasible to retain decent below-market-rate lodging house or other rental units.

VOTED: In reference to petition Z-7467-7469, Blackstone Park Realty Trust, 41-42-43 West Newton Street, Boston, for a forbidden use and eight variances for change of occupancy from one apartment-lodging house and two lodging houses to three ten-unit apartment structures in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of hearing. This proposal has not had adequate community review, and proper eviction process has been neglected, in the failure of owner to file "E-13s" with Rent Equity Board. Also, the Authority is concerned over the loss of affordable elderly rental housing and lodging houses in the city to condominium and market-rate rentals, and the proponent must meet with the City to determine if it is feasible to retain decent below-market-rate lodging house or other rental units.

Z-7467-7469

41-42-43 WEST NEWTON ST. BOSTON



Board of Appeal Referrals 2/20/85

Hearing: 2/26/85

Z-7470
Gregory Nagy
84 Revere Street
Boston

Existing
at site: 4-story structure

Purpose of
petition: Change occupancy from two-family to one-family dwelling;
erect dormer addition and roof deck.

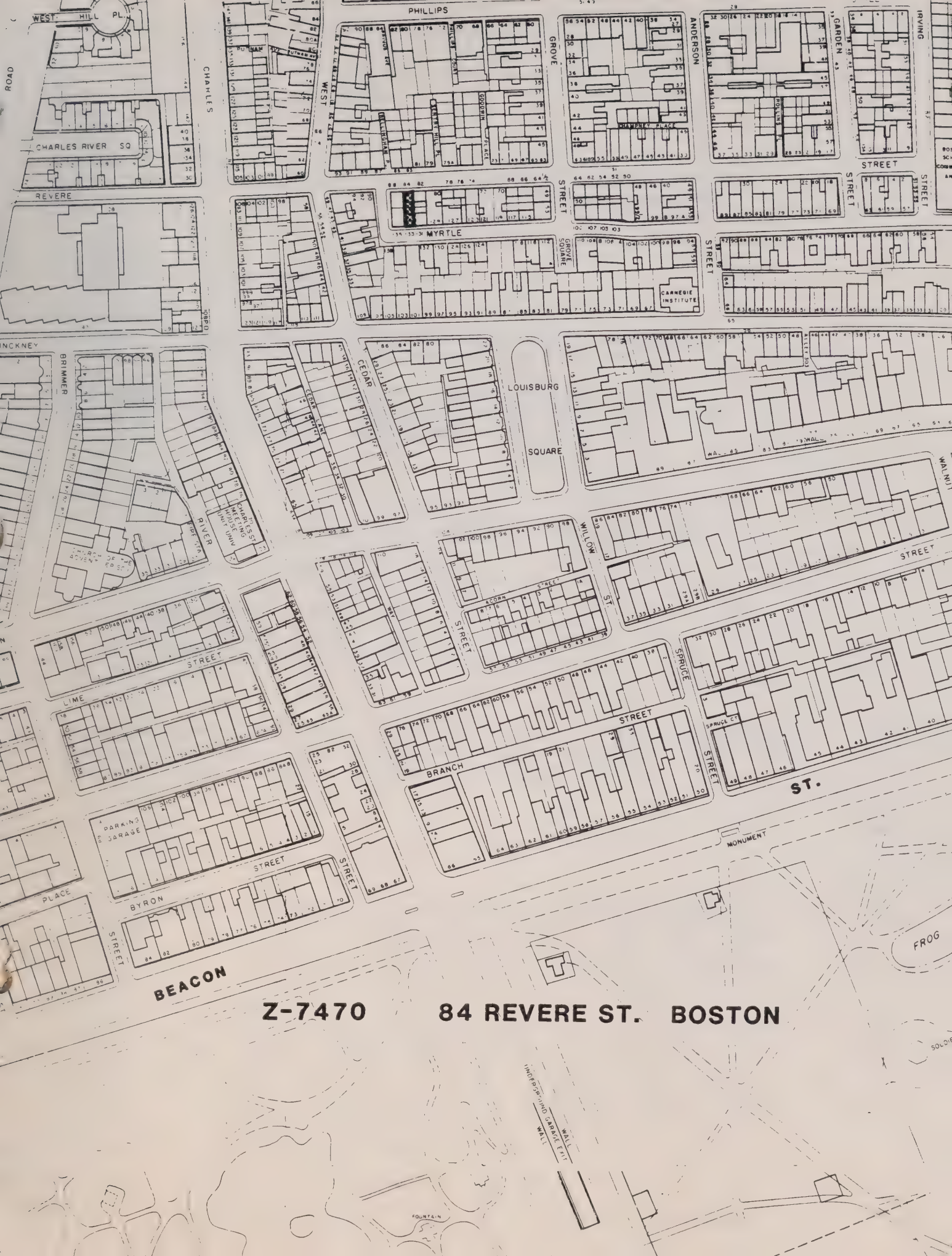
District(s) Site is in apartment multifamily (H-2) district.
and Uses(s): One-family dwelling is allowed in apartment district.

Violation(s):

Floor area ratio is excessive.

Neighborhood has requested opportunity to meet with appellant to discuss proposal. Beacon Hill Civic Association is in process of arranging meeting.
Recommend deferral of decision.

VOTED: In reference to petition Z-7470, Gregory Nagy, 84 Revere Street, Boston, for a variance for change of occupancy from two-family to one-family dwelling and erect dormer addition and roof deck in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of decision. Neighborhood has requested opportunity to meet with appellant to discuss proposal. Beacon Hill Civic Association is in process of arranging meeting.



Z-7470

84 REVERE ST. BOSTON

Board of Appeal Referrals 2/20/85

Hearing: 2/26/85

Z-7471-7474
St. Botolph Street Associates
7-9-11 Blackwood Street and
144-150 St. Botolph Street
Boston

Existing
at site: Three four-story structures

Purpose of
petition: Change occupancy from 8-16-16 to 9-18-18 apartments and from
24 apartments to 24 apartments and rental office.

District(s) Site is in apartment multifamily(H-2-45) district.
and Uses(s): Apartments are allowed use, rental office is forbidden use, in
this district; conversions are forbidden uses.

Violation(s):

Dwellings converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Agency office is forbidden use.

Proposed basement units will be market-rate rentals. Office providing rental
and tenant assistance, security, and maintenance has support of MHFA and St.
Botolph Citizens Committee. Recommend approval with proviso.

VOTED: In reference to petitions Z-7471-7474, St. Botolph
Street Associates, 7-9-11 Blackwood Street and 144-150
St. Botolph Street, Boston, for four forbidden uses
and five variances for change of occupancy from 8-16-16
to 9-18-18 apartments and from 24 apartments to 24
apartments and rental office in an apartment (H-2-45)
district, the Boston Redevelopment Authority recommends
approval with the following proviso: that plans be
submitted to the Authority for design review approval.
Proposed basement units will be market-rate rentals.
Office providing rental and tenant assistance, security,
and maintenance has support of MHFA and St. Botolph
Citizens Committee.



Z-7471-7474 7-11 BLACKWOOD ST.
144-150 ST. BOTOLPH ST.
BOSTON

Board of Appeal Referrals 2/20/85

Hearing: 2/26/85

Z-7475
P & E Realty Trust
18 Wolcott Street
Hyde Park

Existing
at site: One-story structure

Purpose of
petition: Erect two-story addition to office structure.

District(s) Site is in single-family (S-.5) district.
and Uses(s): Construction office is nonconforming use.

Violation(s):

Extension of nonconforming use.

Side yard is insufficient.

Proposed addition to contractor's yard office would tend to intensify unwanted activity and traffic. Petitioner has arranged to meet with abutters, who are currently opposed, to address and resolve existing neighborhood concerns. Recommend denial without prejudice.

VOTED: In reference to petition Z-7475, P & E Realty Trust, 18 Wolcott, Hyde Park, for an extension of a nonconforming use and a variance to erect two-story addition to construction office in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed addition to contractor's yard office would tend to intensify unwanted activity and traffic. Petitioner has arranged to meet with abutters, who are currently opposed, to address and resolve existing neighborhood concerns.



Z-7475

18 WOLCOTT ST. HYDE PARK

Board of Appeal Referrals 2/20/85

Hearing: 2/26/85

Z-7476
Hub Limosine
10 Palermo Street
East Boston

Existing
at site: One-story structure

Purpose of
petition: Erect one-story garage structure.

District(s) Site is in residential three-family (R-.8) district.
and Uses(s): Parking garage is forbidden use in this district.

Violation(s):

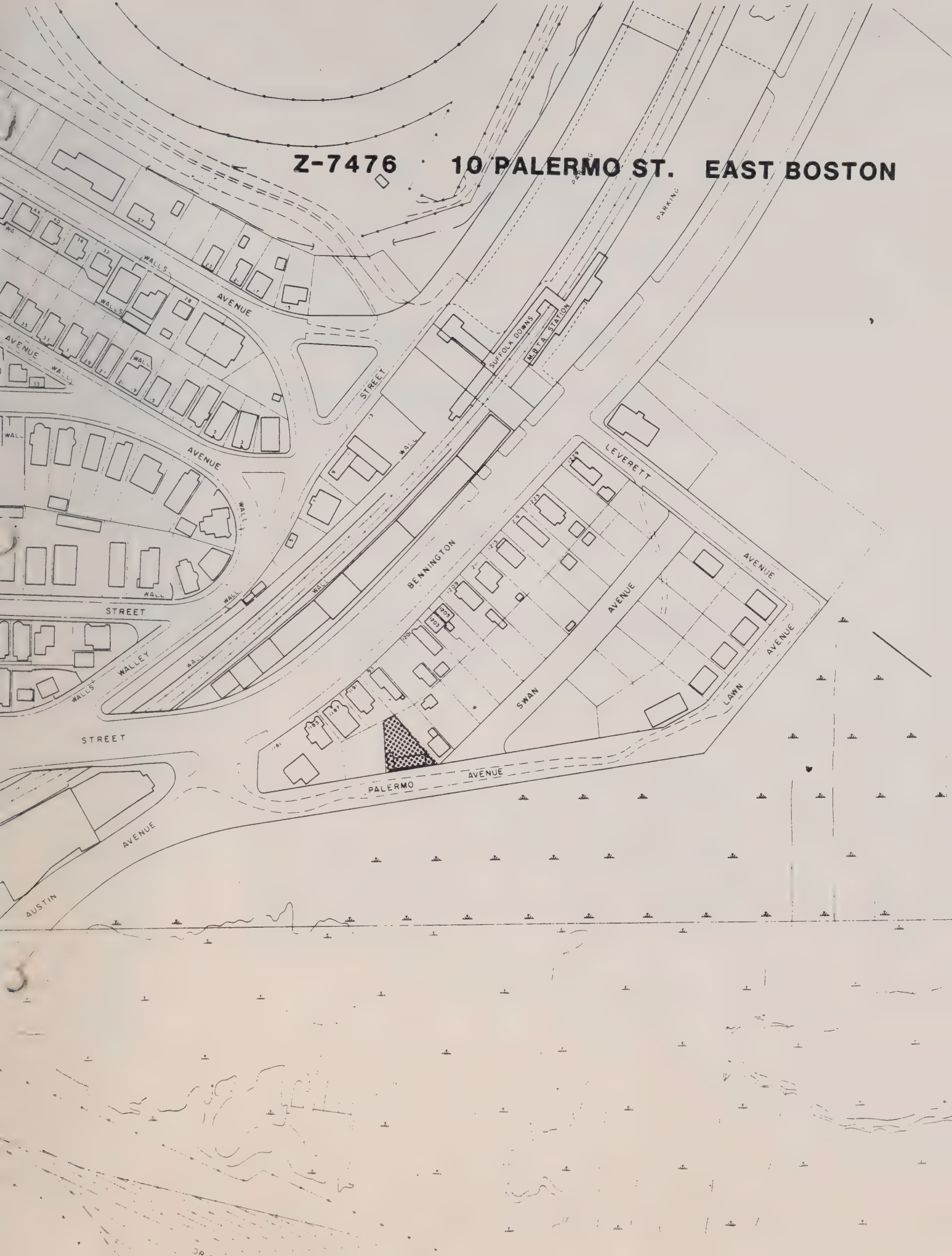
Parking garage is forbidden use.

Front and side yards are insufficient.

Area is primarily residential. Parking garage for limosines is inappropriate, an unwanted commercial encroachment, and a use which could present traffic hazards to residents. Neighborhood opposition. Recommend denial.

VOTED: In reference to petition Z-7476, Hub Limosine, 10 Palermo Street, East Boston, for a forbidden use and two variances to erect one-story parking garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Area is primarily residential. Parking garage for limosines is inappropriate, an unwanted commercial encroachment, and a use which could present traffic hazards to residents.

Z-7476 10 PALERMO ST. EAST BOSTON



Board of Appeal Referrals 2/20/85

Hearing: 2/26/85

Z-7478
Richard Quincy Co.
1993 Centre Street
West Roxbury

Existing
at site: Parking lot

Purpose of
petition: Erect one-story drive-in bank structure.

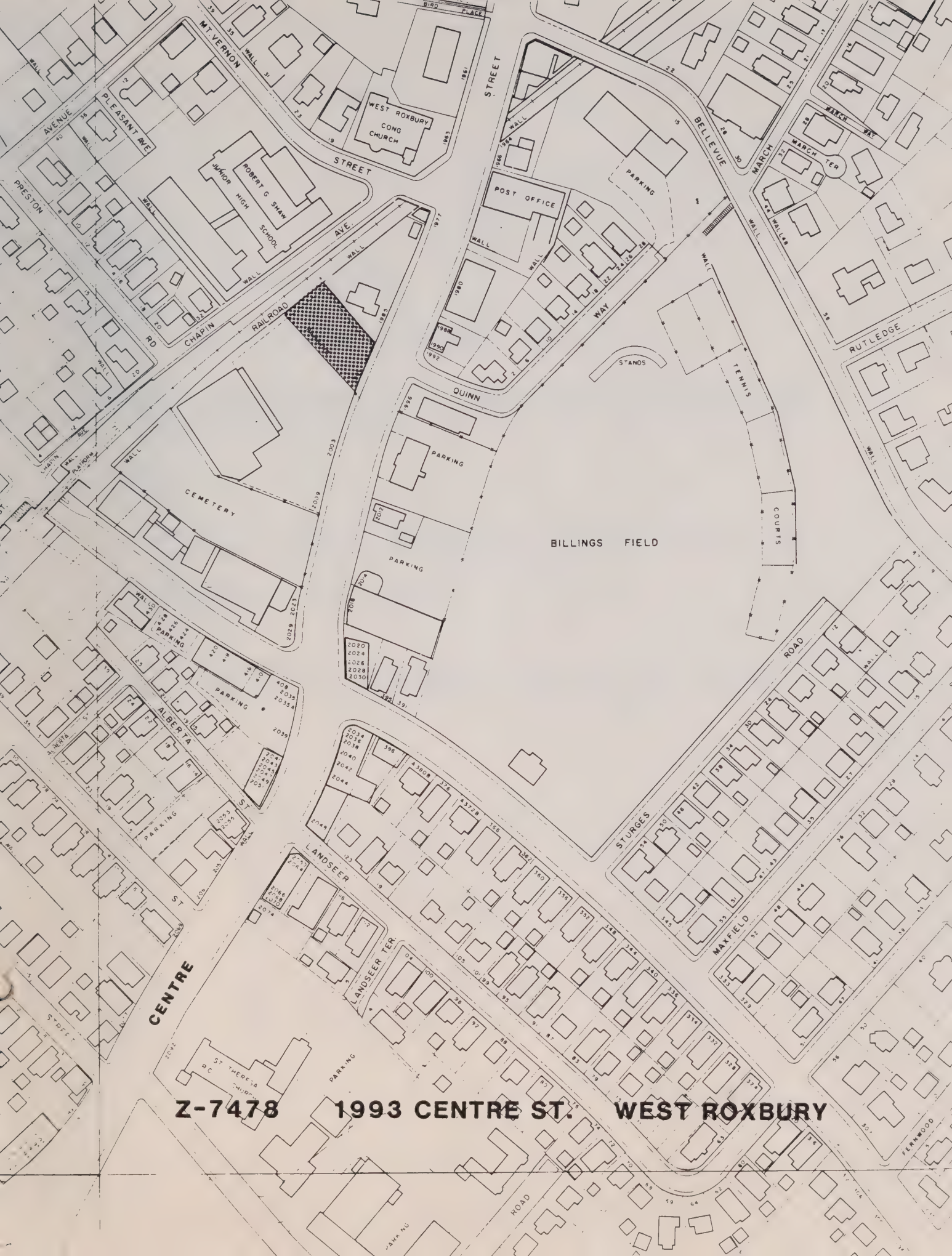
District(s) Site is in general business (B-1) district.
and Uses(s): Drive-in bank is conditional use in general business district.

Violation(s):

Drive-in bank is conditional use.

Bay Bank branch facility with drive-up teller's window and canopy is consistent with surrounding commercial properties. Abutters have no objections. Recommend approval with proviso.

VOTED: In reference to petition Z-7478, Richard Quincy Co., 1993 Centre Street, West Roxbury, for a conditional use to erect one-story drive-in bank structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Bay Bank branch facility with drive-up teller's window and canopy is consistent with surrounding commercial properties.



Z-7478

1993 CENTRE ST.

WEST ROXBURY

Board of Appeal Referrals 2/20/85

Hearing: 2/26/85

Z-7479
Susan Straight
36 Montgomery Street
Boston

Existing
at site: Five-story structure

Purpose of
petition: Legalize occupancy: two-family dwelling.

District(s) Site is in apartment (H-3) and local business (L-2) districts.
and Uses(s): Two-family dwelling is allowed in these districts; conversion
is conditional use.

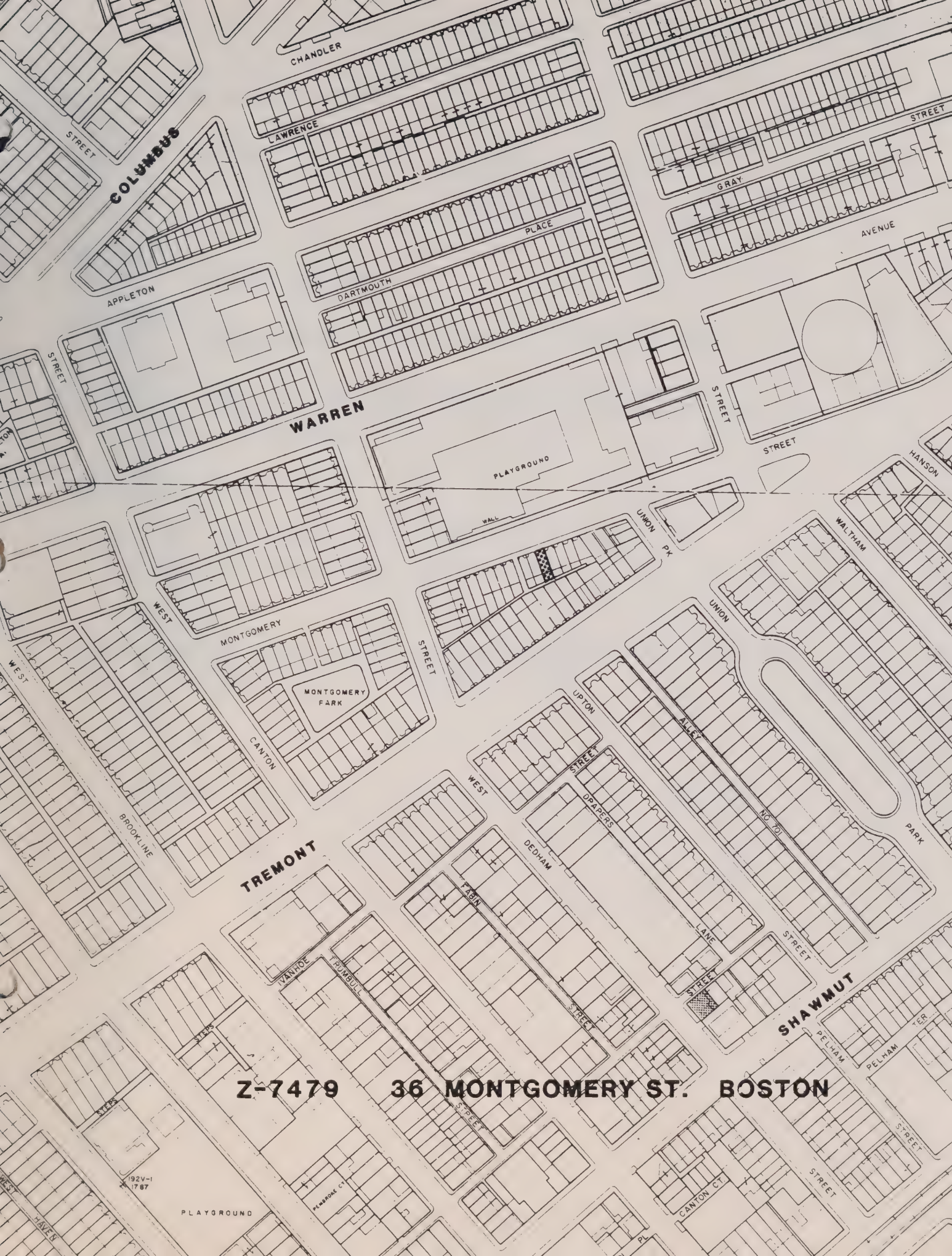
Violation(s):

Dwelling converted for more families which meets one-half of the
open space requirement is conditional use.

Open space is insufficient.

No record of legal occupancy. Two-family occupancy will improve property
and enhance neighborhood. Recommend approval with provisos.

VOTED: In reference to petition Z-7479, Susan Straight,
36 Montgomery Street, Boston, for a conditional
use and a variance to legalize occupancy as
two-family dwelling in apartment (H-3) and local
business (L-2) districts, the Boston Redevelopment
Authority recommends approval only with the fol-
lowing proviso: that plans with particular atten-
tion to installation of eight windows be submitted
to the Authority for design review approval and to
the South End Historical Society for its review.
Two-family occupancy will improve property and
enhance neighborhood.



Z-7479

36 MONTGOMERY ST. BOSTON

Board of Appeal Referrals 2/20/85

Hearing: 3/5/85 Z-7480
Clifford Van Biezen
43-45 Forbes Street
Jamaica Plain

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from two- to three-family dwelling.

District(s) Site is in residential three-family (R-.8) district.
and Uses(s): Three-family dwelling is allowed in this district; conversion
is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Existing condition for many years; consistent with Hyde Square residential
area. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-7480, Clifford Van Biezen,
43-45 Forbes Street, Jamaica Plain, for a forbidden
use and two variances for change of occupancy from
two- to three-family dwelling in a residential (R-.8)
district, the Boston Redevelopment Authority recom-
mends approval. Existing condition for many years;
consistent with Hyde Square residential area.



Z-7480

43-45 FORBES ST. JAMAICA PLAIN

Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7481
274 Franklin Realty Trust
274 Franklin Street
Boston

Existing
at site: Four-story structure

Purpose of
petition: Erect two-story addition to office building.

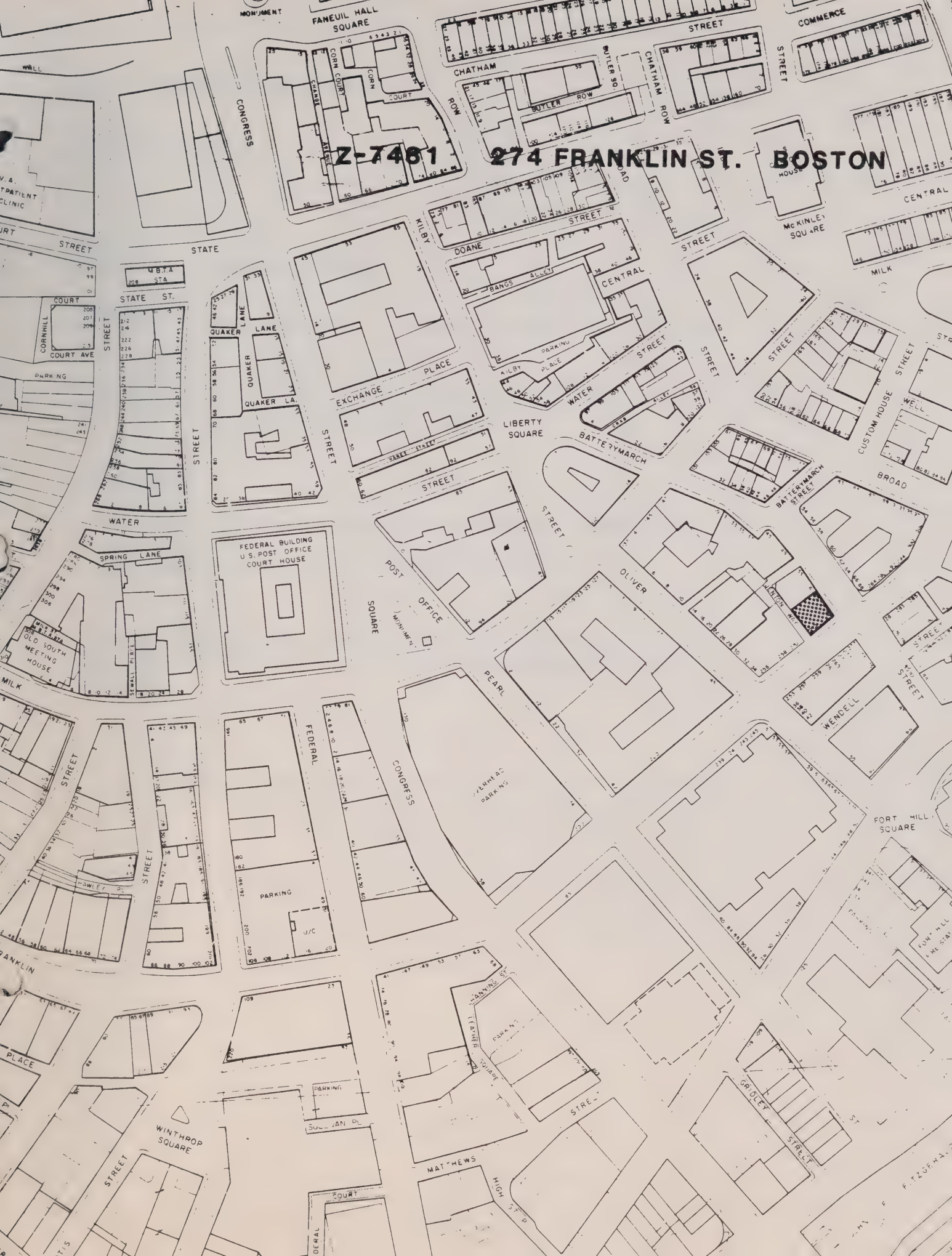
District(s) Site is in general business (B-10) district.
and Uses(s): Office building is allowed in this district.

Violation(s):

Rear yard and setback of parapet are insufficient.

Developer must meet with Authority to review and resolve serious design issues. Recommend deferral of decision.

VOTED: In reference to petition Z-7481, 274 Franklin Realty Trust, 274 Franklin Street, Boston, for two variances to erect two-story addition to office building in a general business (B-10) district, the Boston Redevelopment Authority recommends deferral of decision until developer meets with Authority to review and resolve serious design issues. This is an architecturally significant building, whose design can have an important impact on the surrounding sites.



Z-7461

274 FRANKLIN ST. BOSTON

Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7482
Arnold Ulbrick
154 Bigelow Street
BrightonExisting
at site: Two-story structurePurpose of
petition: Change occupancy from one- to three-family dwelling.District(s) Site is in single-family (S-.5) district.
and Uses(s): Three-family dwelling is forbidden in single-family district;
conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and front yard are insufficient.

Conversion from single-family to three-family dwelling could have a negative impact and set a precedent. Recommend deferral of decision.

VOTED: In reference to petition Z-7482, Arnold Ulbrick, 154 Bigelow Street, Brighton, for a forbidden use and two variances for change of occupancy from one- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral of decision. Conversion from single-family to three-family dwelling could set a negative precedent in single-family area. Appellant must meet with abutters and civic association to inform them of plans.



Z-7482

154 BIGELOW ST.

BRIGHTON

Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7485
Conrad Jack
523a-523 Columbus Avenue
Boston

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from six to seven apartments; erect
penthouse addition.

District(s) Site is in local business (L-2) district.
and Uses(s): Apartments are allowed in local business district; conversion
is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

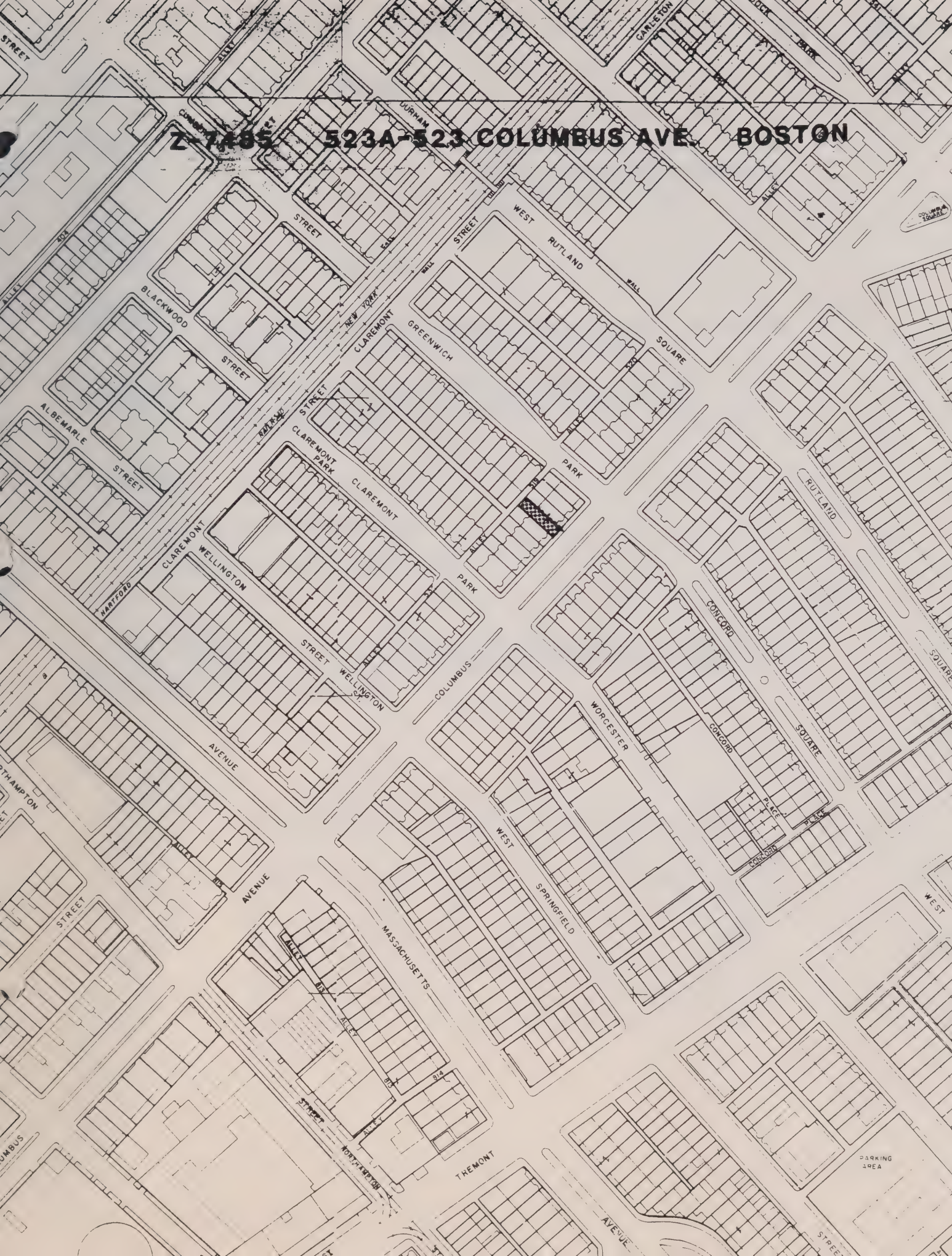
Roof addition within restricted roof structures district requires
Board of Appeal approval.

Open space and front yard are insufficient.

Petitioner must review penthouse addition plans with staff and South End
Historical Society before further action on this appeal. Recommend
deferral of decision.

VOTED: In reference to petition Z-7485, Conrad Jack,
523a-523 Columbus Avenue, Boston, for a forbidden
use, a conditional use, and three variances for
change of occupancy from six to seven apartments
and erect penthouse addition in a local business
(L-.2) district, the Boston Redevelopment Authority
recommends deferral of decision. Petitioner must
review penthouse addition plans with Authority and
South End Historical Society before further action
on this appeal.

523A-523 COLUMBUS AVE. BOSTON



Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7487
Farnsworth Properties Associates
24-32 Farnsworth Street
Boston

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from manufacturing and storage to offices
and parking garage; erect two-story addition.

District(s) Site is in manufacturing (M-4) district.
and Uses(s): Office building is allowed, garage is conditional, in
manufacturing district.

Violation(s):

Garage is conditional use.

Floor area ratio is excessive.

Proposed office structure will significantly upgrade property and improve
the area. Parking will be provided in basement level for occupants.
Recommend approval with proviso.

VOTED: In reference to petition Z-7487, Farnsworth Properties
Associates, 24-32 Farnsworth Street, Boston, for a
conditional use and a variance for change of occupancy
from manufacturing and storage to offices and parking
garage, erect two-story addition, and provide basement
parking in a manufacturing (M-4) district, the Boston
Redevelopment Authority recommends approval with the
following proviso: that plans, inclusive of landscap-
ing improvements, be submitted to the Authority for
design review approval. Proposed office structure
will significantly upgrade property and improve the
area. Parking will be provided in basement level for
occupants.



Z-7487

24-32 FARNSWORTH ST. BOSTON

CHANNEL

NORTHERN

AVENUE

BRIDGE

WALL

WALL

WALL

STREET

NORTHERN

BULKHEAD

PARKING

AREA

SLEEPER

CONGRESS

SLEEPER STREET

FARNSWORTH

PARKING

AREA

PITTSBOROUGH

STILLINGS

CALVIN PLACE

STREET

NEW YORK NEW HAVEN BOSTON NEW

WALL ROAD

Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7488
William A. Percy
39 East Concord Street
Boston

Existing
at site: Five-story structure

Purpose of
petition: Change occupancy from lodging house to six apartments.

District(s) Site is in apartment multifamily (H-2) district.
and Uses(s): Six apartments are allowed use in this district.

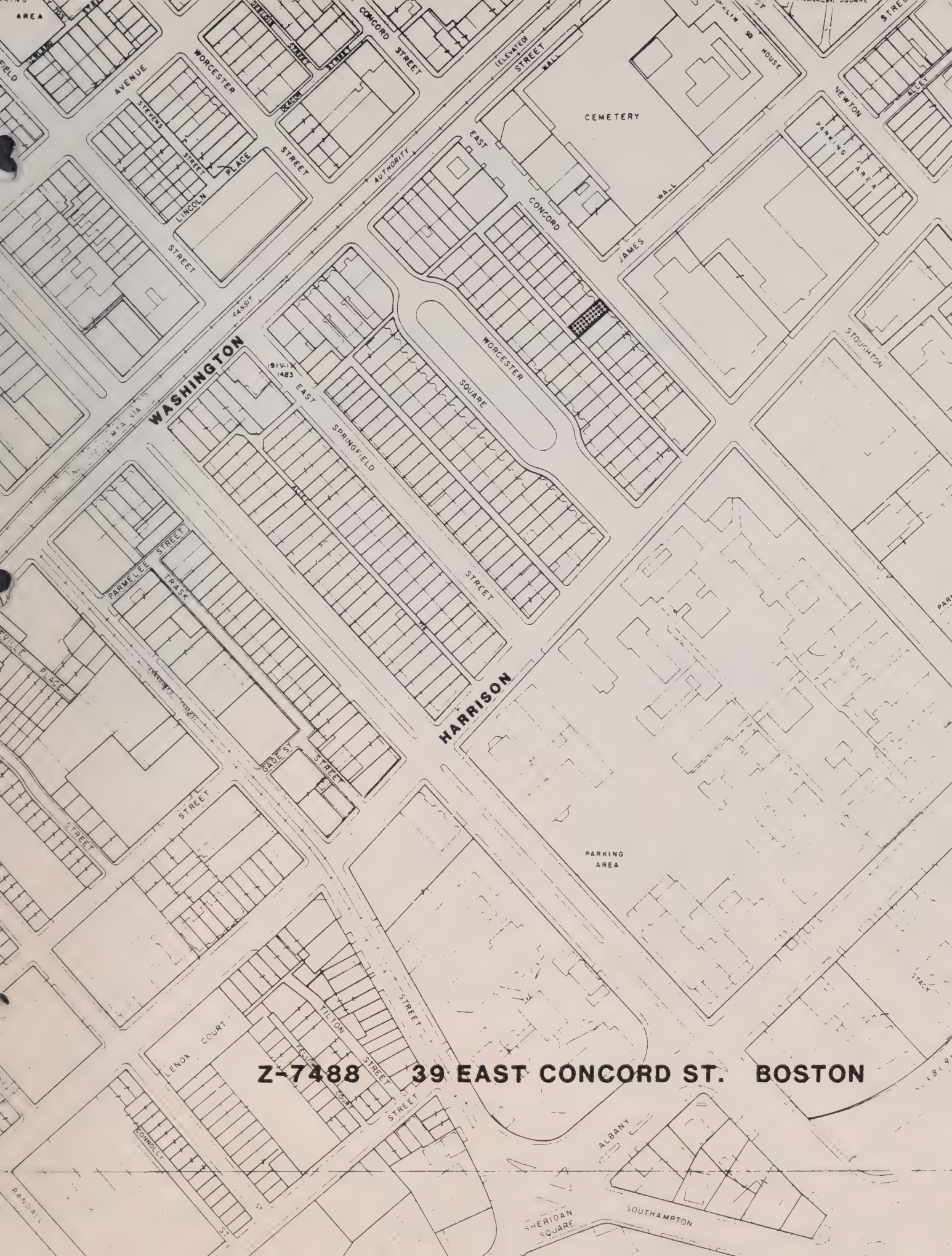
Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

The proponent should meet with the community to review this proposal. Also, the proponent must meet with the City to determine if it is feasible to retain decent below-market-rate rental units or lodging house units. The City is very concerned about the loss of affordable lodging house and other rental housing to condominiums and market-rate housing.

VOTED: In reference to petition Z-7488, William A. Percy, 39 East Concord Street, Boston, for two variances for change of occupancy from lodging house to six apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of hearing. The proponent should meet with the community to review this proposal. Also, the proponent must meet with the City to determine if it is feasible to retain decent below-market-rate rental units or lodging house units. The City is very concerned about the loss of affordable lodging house and other rental housing for elderly and handicapped to market-rate housing and condominiums.



Z-7488 39 EAST CONCORD ST. BOSTON

Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7489
Daniel J. Kelly
227 Cottage Road
West Roxbury

Existing
at site: 1½-story structure

Purpose of
petition: Erect one-story addition to one-family dwelling.

District(s) Site is in single-family (S-.5) district.
and Uses(s): One-family dwelling is allowed in this district.

Violation(s):

Floor area ratio is excessive.

Front, side, and rear yards are insufficient.

Addition of second story to this one-story residence will provide much-needed family space. Yard violations are technical. Recommend approval with proviso.

VOTED: In reference to petition Z-7489, Daniel J. Kelly, 227 Cottage Road, West Roxbury, for four variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Addition of second story to this one-story residence will provide much-needed family space. Yard violations are technical.

Z-7489

227 COTTAGE ROAD

WEST ROXBURY



Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7490
205 Newbury Street Associates
205 Newbury Street
Boston

Existing
at site: Three-story structure

Purpose of
petition: Change occupancy from lodging house to offices and two stores;
erect one-story addition.

District(s) Site is in general business (B-3065) district.
and Uses(s): Offices and stores are allowed in this district.

Violation(s):

Height of building is excessive.

Proponent should meet with the community to review this proposal. Also, the proponent must meet with the City to determine if it is feasible to retain decent below-market-rate rental units or lodging house units. The City is very concerned about the loss of affordable lodging house or other rental housing for elderly and handicapped to condominiums and market rate housing.

VOTED: In reference to petition Z-7490, 205 Newbury Street Associates, 205 Newbury Street, Boston, for a variance for change of occupancy from lodging house to offices, two stores, and erect one-story addition in a general business (B-3-65) district, the Boston Redevelopment Authority recommends deferral of hearing. The proponent should meet with the community to review this proposal. Also, the proponent must meet with the City to determine if it is feasible to retain decent below-market-rate rental units or lodging house units. The City is very concerned about the loss of affordable lodging house or other rental housing for elderly and handicapped to condominiums and market-rate housing.

STORROW

JAMES

STORROW

JAMES

2-7490

205 NEWBURY ST. BOSTON

MEMORIAL

BACK

BEACON

DARTMOUTH

CLARENDON

MAPLEBOROUGH

COMMONWEALTH

COMMONWEALTH

PARKING

PRINCE SCHOOL

NEWBURY

COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF EDUCATION

COPLEY METHODIST CHURCH

OLD SOUTH CHURCH

BOYLSTON

STREET

COPLEY SQUARE

TRINITY

FAITH CHURCH

FIRST BAPTIST CHURCH

Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7491
Ernest Caruso
27 Lexington Street
East Boston

Existing
at site: Three-story structure

Purpose of
petition: Erect above-ground swimming pool.

District(s) Site is in apartment multifamily (H-1) district.
and Uses(s): Accessory swimming pool is conditional use.

Violation(s):

Swimming pool is conditional use.

Accessory use occupies more than 25% of unbuilt lot area.

Pool has existed in appellant's rear yard for approximately eight years. Immediate abutter has expressed following concerns: painting of her building foundation by petitioner, damage to dwelling from chlorine content of pool, deteriorating shingles. Petitioner must resolve these concerns. Recommend deferral of decision.

VOTED: In reference to petition Z-7491, Ernest Caruso, 27 Lexington Street, East Boston, for a conditional use and a variance to erect above-ground swimming pool in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of decision. Petitioner must meet with immediate abutter to resolve following concerns: painting of her building foundation by petitioner, damage to dwelling from chlorine content of pool, deteriorating shingles. Pool has existed in petitioner's rear yard for approximately eight years.



BORDER ST.

Z-7491 27 LEXINGTON ST. EAST BOSTON

Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7492-7496
 Jeannine Cassis
 685-687 East Fifth and
 694-698 East Sixth Streets
 South Boston

Existing
 at site:

Two two-story and two three-story structures

Purpose of
 petition:

Subdivide; legalize occupancy for two-family dwelling; change occupancy from ice cream manufacturing and storage to ten apartments; legalize occupancy for two three-family dwellings; provide ancillary off-street parking.

District(s)

and Uses(s): Site is in apartment multifamily (H-1-50) district.
 Conversion is forbidden use; ancillary parking lot is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Ancillary garage and parking lot is forbidden use.

Lot area, frontage, width, open space, front yard, and off-street parking are insufficient.

Immediate area consists of two- and three-family dwellings. Major concerns of residents are excessive number of units, potential parking problems, and impact. Petitioner has met with community, but issues presently remain unresolved.
Recommend denial without prejudice.

VOTED: In reference to petitions Z-7492-7496, Jeannine Cassis, 685-687 East Fifth and 694-698 East Sixth Streets, South Boston, for three forbidden uses and sixteen variances to subdivide, legalize occupancy for two-family dwelling, change occupancy from ice cream manufacturing and storage to ten apartments, legalize occupancy for two three-family dwellings, and provide ancillary off-street parking in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Immediate area consists of two- and three-family dwellings. Major concerns of residents are: excessive number of units, potential parking problems, and impact. Petitioner has met with community, but issues presently remain unresolved.

Z-7492-96

CHRISTOPHER LEE BRAY GROUND
685-687 EAST FIFTH ST.

694-698 EAST SIXTH ST. SOUTH BOSTON

INDEPENDENCE SQUARE

BROADWAY

EAST

SOUTH
BAPTIST
CHURCH

FOURTH

JOSEPH TACKERMAN
SCHOOL

STREET

FIFTH

GASTON
SCHOOL
(EL.)

CUTLER COURT

WALL PLACE

CHSLOW TER

SIXTH

CONVENT

NAZARETH
HIGH
SCHOOL

ST
BRIGIDS
CHURCH
(R.C.)

ST MATHEW
OF THE REDEEMER

SWALLOW

STREET

BYLAND

MONKS
STREET

PETERS
STREET

Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7499
Richard T. Smith
241 Neponset Valley Parkway
Hyde ParkExisting
at site: 1½-story structurePurpose of
petition: Change occupancy from store to key shop and hardware store.District(s)
and Uses(s): Site is in single-family (S-.5) district.
Key shop and hardware store are nonconforming uses.

Violation(s):

Change in nonconforming use.

Proposal is a commercial intrusion and would set an undesirable precedent in this single-family neighborhood. Abutters are opposed. Recommend denial.

VOTED: In reference to petition Z-7499, Richard T. Smith, 241 Neponset Valley Parkway, Hyde Park, for change in nonconforming use for change of occupancy from store and key shop and hardware store in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is a commercial intrusion and would set an undesirable precedent in this single-family neighborhood.



Z-7499

241 NEPONSET VALLEY PKWY HYDE PARK

Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7509
Irene Perry
49 Cass Street
West Roxbury

Existing
at site: Two-story structure

Purpose of
petition: Erect one-story addition to one-family dwelling.

District(s) Site is in single-family (S-.5) district.
and Uses(s): One-family dwelling is allowed in this district.

Violation(s):

Side and rear yards are insufficient.

Family room addition to rear of residence. One abutter supports; however, rear abutter is opposed because addition would be too close to property line. Recommend decision be deferred.

VOTED: In reference to petition Z-7509, Irene Perry, 49 Cass Street, West Roxbury, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends decision be deferred. Family room addition to rear of residence. One abutter supports; however, rear abutter is opposed because addition would be too close to property line. Petitioner should try to resolve difference with neighbor.

Z-7509 49 CASS ST. WEST ROXBURY



Board of Appeal Referrals 2/20/85

Hearing: 3/5/85

Z-7510
Robert T. Cox, Jr.
21 Mt. Vernon Street
Brighton

Existing
at site: 2-story structure

Purpose of
petition: Erect one-story addition to one-family dwelling.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): One-family dwelling is allowed in this district.

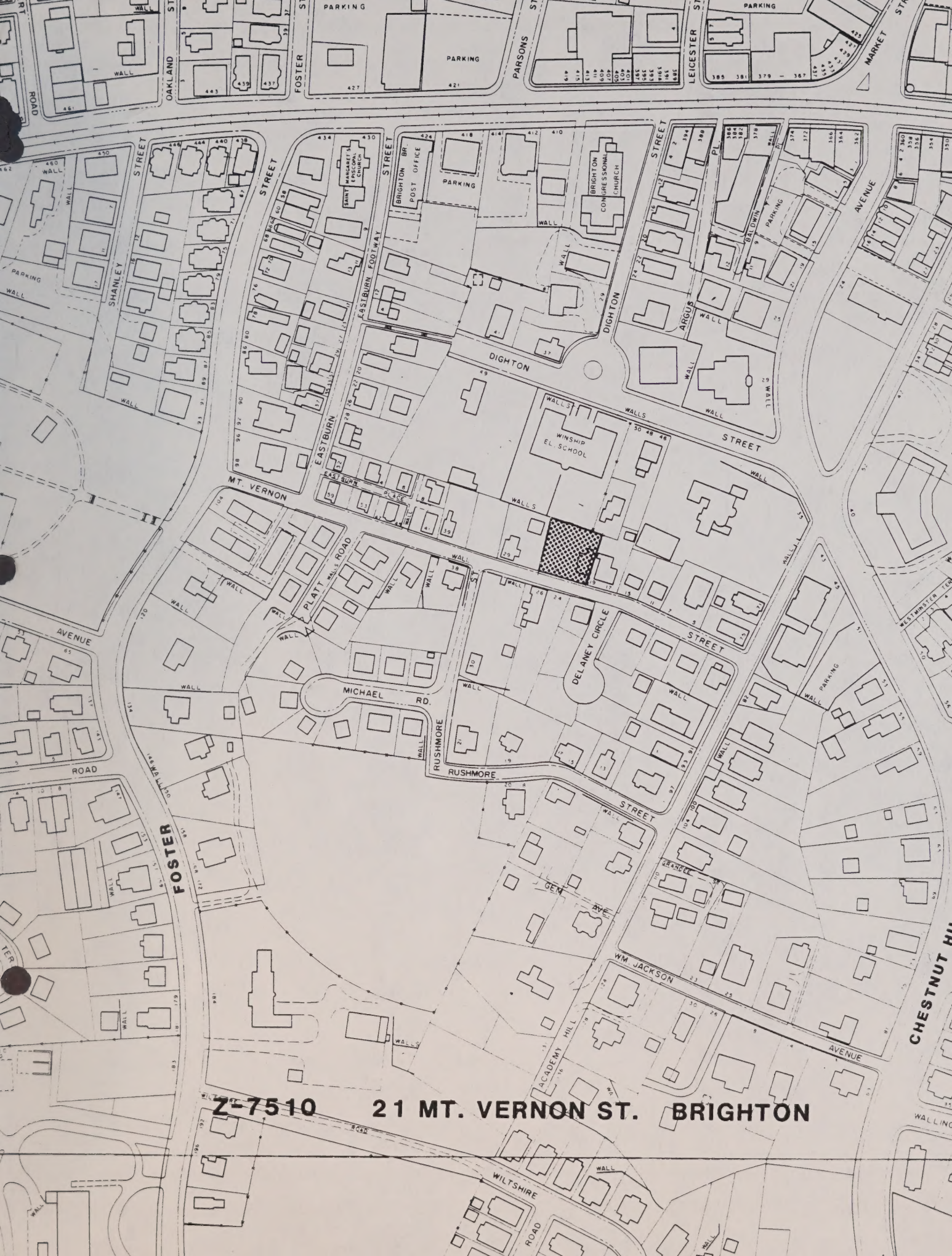
Violation(s):

Floor area ratio is excessive.

Side and rear yards are insufficient.

Extension to rear of dwelling to meet needs of expanding family. No
response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7510, Robert T. Cox, Jr.,
21 Mt. Vernon Street, Brighton, for three variances
to erect one-story addition to one-family dwelling
in a residential (R-.5) district, the Boston
Redevelopment Authority recommends approval with
the following proviso: that plans be submitted to
the Authority for design review approval. Exten-
sion to rear of dwelling to meet needs of expanding
family.



Z-7510

21 MT. VERNON ST. BRIGHTON